

**Testimony is in FAVOR of HB5536  
By Beverly Pugliese**

I support HB5536, except that I would like to see more provisions in this bill to better protect unit owners. I would like to see mandatory background checks for all property managers as is the case in the new banking statute SB1109. Given the extent of financial responsibility a property manager has, and in light of recent news of property manager misconduct involving, in some cases, very experienced property managers who have effectively stolen money from associations, I feel there is a need for more teeth in this bill. Managers who are paid should be subject to the same certification, training and background checks.